



Petition Number: 1504-DDP-05

Subject Site Address: 1122 East 169th Street

Petitioner: AgReliant Genetics, LLC by Keeler-Webb Associates

Request: Detailed Development Plan review of the remodeling and future expansion of an existing commercial business.

Current Zoning: EI: Enclosed Industrial District

Current Land Use: Industrial

Approximate Acreage: 10.27 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 10.27-acre+/- site is located on the north side of 169th Street and the west side of the Monon Trail (see Exhibit 2). The property is zoned Enclosed Industrial. The request is for approval of a Detailed Development Plan (see Exhibit 3) for the remodeling of an existing building (western-most building), the demolition of a second existing building (eastern-most building), the addition of future building additions, and the addition of new parking areas.

The petition was reviewed by the Technical Advisory Committee at its March 24, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 6, 2015 meeting.



DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Please coordinate with the Public Works Department and utility providers.

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply except for those items identified as outstanding below:

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: The U.S. Highway 31 Overlay District standards do not apply due to the exemption found in Article 5.2 (L).

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Please coordinate with the Public Works Department.

- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment: Please coordinate with the Public Works Department and utility providers.

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) except for those items identified as outstanding below:

Permitted Uses: The proposed use is a professional office and research facility for the company's world headquarters location. The use is permitted in the EI District.

- 22) Minimum Tract Requirements: 3 acres
- 23) Minimum Lot Frontage: 70 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 40 feet
 - b) Side Yard: 20 feet
 - c) Rear Yard: 20 feet



- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 60 feet
- 27) Minimum Building Size: No minimum
- 28) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

29) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

30) Architectural Standards (Article 6.3 (G))

- a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

Comment: Please identify on plans and elevations where mechanical equipment will be located and any relevant screening.

- b) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

- i) A minimum of sixty percent (60%) of the Building Façade (exclusive of windows and doors) shall be Masonry Materials.

Comment: Please clarify what the "Stone-Look Tile" material is.

Comment: Please note that the future building additions will need to meet this materials requirement on the east and north facades.



- ii) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

Comment: Please note that the future building additions will need to meet this materials requirement on the east and north facades if those new façades are 90 feet or greater in length.

- iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

Comment: Please confirm that no new loading docks are being added to the north, east, or south facades. Please note that the future building additions will need to meet this loading spaces requirement on the east and north facades.

- c) All Building Facades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))

Comment: Please identify on plans and elevations where mechanical equipment and trash receptacles will be located and any relevant screening.

- b) Detention and Retention Areas (Article 6.8(I))

Comment: Landscaping that replicates the natural form of ponds is required around detention and retention ponds. Please add these plantings to the Landscape Plan.

Comment: Detention and Retention Areas are required to have meandering edges, so that they are more natural in appearance. Please modify the pond shape so that it has a more meandering, natural appearance.



c) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Please revise the Landscape Plan as follows:

| Industrial Use | Required | Provided | Difference |
|-----------------------------------|------------|------------|-------------|
| Shade Trees | 52 | 10 | - 42 |
| Evergreen/Ornamental Trees | 52 | 33 | - 19 |
| Shrubs | 257 | 215 | - 42 |

d) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

| South Façade (155') | Required | Provided | Difference |
|--------------------------------|-----------|-----------|-------------|
| Shrubs/Ornamental Trees | 13 | 36 | + 13 |

e) External Street Frontage Landscaping

Comment: A minimum of 3 shade or evergreen trees, 2 ornamental trees and 25 shrubs per 100 feet is required along 169th Street.

| 169 th Street (305') | Required | Provided | Difference |
|---------------------------------|-----------|-----------|------------|
| Shade/ Evergreen Trees | 10 | 9 | - 1 |
| Ornamental Trees | 7 | 5 | - 2 |
| Shrubs | 77 | 70 | - 7 |

f) Buffer Yard Requirements

Comment: No buffer yard is required for this property.

g) Interior Parking Area Landscaping

Comment: Landscaping Plan complies for Phase I parking.

Comment: Please include landscaping plan for future phases of parking. This will count towards meeting the Minimum Lot Landscaping Requirement as well.

h) Perimeter Parking Area Landscaping

Comment: No perimeter parking area landscaping is required for this project.



35) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

Comment: Please include cut-sheets for each light fixture.

- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

Comment: Please add note stating this requirement on the Lighting Plan.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))
- b) Parking Spaces (Article 6.14(G))

Comment: Please provide square-footage of assignable office area for calculating number of required parking spaces.

- c) Bicycle Parking (Article 6.14(H))

Comment: Please label the number of parking spaces/positions on the Bike Rack. Based on the number of vehicular spaces provided, at least four (4) bicycle parking spaces/positions are needed. The Site Plan indicates details are on Sheet L1, but details are not found on Sheet L1.

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

Comment: Please note that the existing monument/ground sign will need to be relocated outside of the new right-of-way.

42) Vision Clearance Standards (Article 6.19)

Comment: The Aristocrat Pear (AP) trees on each side of the entrance drive are within the 40' vision clearance triangle. Please move them outside if this triangle area.

43) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

44) Easement Standards (Article 8.3)

Comment: Please coordinate with the Public Works Department and utility providers.

45) Pedestrian Network Standards (Article 8.7)

Comment: Article 8.7(C) requires a connector sidewalk from the path adjacent to 169th Street to the front entrance. Please provide this sidewalk connector.

Comment: Article 8.7(C) also requires delineated pedestrian crosswalks within parking areas. Please delineate crossings for the northern-most east/west sidewalk that connects the building to the Monon Trail (via the parking lot). These crossings can simply be striped, if desirable.

Comment: The perimeter pathway along 169th Street is required to be an 8' asphalt path, unless otherwise determined by the Public Works Department to be something less than that. Please coordinate with the Public Works Department.

Comment: Article 8.7(D) the perimeter pathway is to either be located within the right-of-way or within a dedicated cross-access easement, as approved by the Public Works Department. The perimeter pathway east of the entrance drive is partially outside of the right-of-way. Please coordinate this design and subsequent easement with the Public Works Department. However, once the monument sign is relocated to be out of the right-of-way, the rerouting of this pathway may no longer be necessary.

46) Storm Water Standards (Article 8.8)

Comment: Please coordinate with the Public Works Department.

47) Street and Right-of-Way Standards (Article 8.9)

Comment: The Westfield Thoroughfare Plan identifies 169th Street as a Collector. It further identifies a cross-section for a Collector Street as being one hundred (100) feet in width (or 50'-half). The plans indicate 40' half right-of-way for 169th Street. Please increase this to a 50'-half right-of-way for 169th Street, unless otherwise determined by the Public Works Department to be unnecessary.

48) Surety Standards (Article 8.12)

Comment: Please coordinate with the Public Works Department.

49) Utility Standards (Article 8.13)

Comment: Please coordinate with the Public Works Department and utility providers.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-DDP-05

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.